

Sanpete County Planning Commission

August 13, 2008
6:30 P.M.

Present: Dale Lewis
Gene Jacobsen
Garth Sorenson
Joseph Scholes
Lynn Daley
Thell Stewart

Lee Holmstead, County Zoning Administrator
Selma Jorgensen, Deputy Clerk

Meeting called to order by Dale Lewis.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES

Motion is made by Garth Sorenson to approve the Planning Commission Minutes of July 9, 2008.
Motion seconded by Lynn Daley, the motion passed.

LEE HOLMSTEAD DISCUSSION OF LOT-LINE ADJUSTMENT

Mr. Holmstead reviewed the lot-line adjustment amendment discussed in previous meetings. He submitted a memorandum received from Sanpete County Attorney, Ross Blackham, and explained what the County Commissioners had discussed in their meeting as well. Mr. Holmstead asked each member to examine these options and further discuss at next month's meeting.

WADE D. HALL'S REQUEST FOR CONDITIONAL USE PERMIT FOR A SALVAGE YARD LOCATED IN THE FAIRVIEW RANCHOS SUBDIVISION

Wade D. Hall is present. Mr. Holmstead reviewed Mr. Hall's request for approval of a conditional use permit for his salvage yard located on Lot #25 in the Fairview Ranchos Subdivision. Mr. Holmstead reported that in 2003 the Zoning Administrator issued Mr. Hall a citation for this illegal salvage yard. Mr. Hall went to court, paid a fine, and cleaned the yard. In January of this year, Mr. Holmstead informed the County Commissioners that this salvage yard was at this location.

Mr. Holmstead wrote a letter to Mr. Hall informing him that a citation would be issued if he did not clean the lot. Another citation was issued on February 27, 2008. Mr. Hall appeared in court and was fined, but he did not clean the lot or apply for a conditional use permit. Mr. Holmstead stated that another letter was sent to Mr. Hall on July 2, 2008. On July 9, 2008 Mr. Holmstead visited the lot and it appeared that nothing had been done to clean the yard. At this time Mr. Holmstead warned Mr. Hall that another citation would be issued. Mr. Holmstead informed the commission that a

salvage yard would be permitted in this area with a conditional use permit because it is in the A Zone. Mr. Holmstead reviewed letters that were received from adjacent property owners opposing this salvage yard. Lynn Daley read letters submitted this evening by Mr. Hall. Mr. Hall stated that he is not operating a salvage yard, he would like to just keep his stuff. He stated that he owns a repair shop in Santaquin. He just used his yard to store his belongings. Gene Jacobsen explained the ordinances (CC&R's) of the subdivision. Ron Hall made comments concerning Wade Hall, his son. Liza Noorlander, neighbor, expressed concerns. Jim Noorlander expressed his concerns as well. Mr. Holmstead asked Mr. Noorlander if their subdivision has an association. Mr. Noorlander stated that they do not. Mr. Holmstead asked him "how do they enforce the ordinances of the subdivision without an association?" Ken White, neighbor, expressed his concerns. Bill Kenross, neighbor, expressed his concerns. Edna Wilde asked questions and reviewed the subdivision history. Barbara Johnson made comments. Scott Olsen made comments concerning CC&R's, stating that CC&R's set up by developers are always more restrictive than county ordinances. Gene Jacobsen explained that he has visited this property and has talked with some neighbors. He stated that operating a salvage yard would affect the value of adjoining properties. Joseph Scholes stated that he feels that it is lamentable that they do not have an association to enforce the CC&R's of the subdivision. Lynn Daley expressed comments. Joseph Scholes made the motion to deny the request for a conditional use permit. Thell Stewart seconded the motion. Motion passed.

ROBIN B. DAVIS'S REQUEST FOR A 4-LOT SUBDIVISION LOCATED SOUTH-EAST OF FAIRVIEW (NATHANAEL SUBDIVISION)

Robin B. Davis is present. Mr. Holmstead reviewed Mr. Davis's request for approval of three 4-Lot minor subdivisions. Mr. Holmstead explained that Mr. Davis has met all requirements for the Nathanael and R.B. Davis subdivision, but the West subdivision has some lot line issues. The Nathanael Subdivision is for part-time residents, only 181 days or less, because they only have ¼ foot of water for these lots. Mr. Davis has installed 2 separate water systems from 2 separate wells and has 1 holding tank that holds 12,000 gallons, and is building another holding tank for the other water system. Mr. Davis presented the mylar of the property. After some discussion, Gene Jacobsen made a motion to approve Nathanael 4-lot subdivision. Garth Sorenson seconded the motion. Motion passed.

ROBIN B. DAVIS'S REQUEST FOR A 4-LOT SUBDIVISION LOCATED SOUTH-EAST OF FAIRVIEW (R.B. DAVIS SUBDIVISION)

Robin B. Davis is present. Mr. Holmstead reviewed Mr. Davis's request for approval of three 4-Lot minor subdivisions. Mr. Holmstead explained that this subdivision would be for full-time residents, and there is 1 acre foot of water for each lot. Mr. Davis provided the mylar of the property. After some discussion, Garth Sorenson made a motion to approve the R.B. Davis Subdivision. Joseph Scholes seconded the motion. Motion passed.

REVIEW OF THE BLUE SAGE YOUTH HOME LOCATED IN MANTI

Dawn Rae Peterson is present. Mr. Holmstead reviewed history of this youth home. The home has been closed, but they would like to re-open it with a new name of Mountain Valley Youth Services. She explained that the home is under new management, she and Rick Howe. Ms. Peterson explained that she did not know the exact reasons why the youth home license was revoked. She stated that they are in the process of renewing the license with the State. Mr. Scholes asked what the original conditions were when the conditional use permit was issued. Mr. Holmstead read the conditions. Candice Sanders, a member of the audience, made comments stating that she feels that they need to start a new process to obtain a new conditional use permit since the original conditional use permit was violated. Commissioner Chair Jarrett commented that they should talk with County Attorney, Ross Blackham, and receive clarification. After some discussion, Dale Lewis stated that this matter is tabled to September 10, 2008.

DISCUSSION OF YOUTH HOMES IN SANPETE COUNTY

Commissioner Chair Jarrett stated that the commissioners had a work meeting to discuss youth homes, but it was a discussion item only, no decisions were made. Commissioner Dwight Inouye explained that the newspaper article is incorrect in what they printed in the recent issue of the Sanpete Messenger. Commission Chair Jarrett explained that Ross Blackham, County Attorney, reported to them that a moratorium would only cause problems, and the county would be sued immediately.

Pam Larsen made comments. Gene Jacobsen explained the Fair Housing aspect, and business aspect as well. Pam Larsen further commented on conditional use permits that the Planning Commission issue, and asked what the policy is to enforce them. Garth Sorenson read the ordinance on Conditional Use Permits. Some discussion ensued.

Further comments were made by the audience. Claudia Jarrett, County Commissioner Chair, summarized what was discussed, stating that all of their concerns and documents that have been submitted have been given to the Sanpete County Attorney, Ross Blackham. She stated that Mr. Blackham will have to make a thorough investigation and review all of the documents, but it will take time. Then he will present his findings to the County Commission at a future meeting.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Joseph Scholes, motion passed.

The meeting adjourned at 8:30 P.M.